

論文 / 著書情報
Article / Book Information

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Title(English)	DOMESTIC COMMONS: CASE STUDIES ON SHORT-TERM RENTALS AND STUDENTS ' HOUSING IN TOKYO
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種別(和文)	論文要旨
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(博士課程)
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論文要旨

THESIS SUMMARY

系・コース :	Architecture and Department of Building Engineering	系 コース
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申請学位 (専攻分野) :	博士
Academic Degree Requested	Doctor of (Philosophy)
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要旨 (和文 2000 字程度)

Thesis Summary (approx.2000 Japanese Characters)

This thesis, entitled: “DOMESTIC COMMONS: CASE STUDIES ON SHORT-TERM RENTALS AND STUDENTS’ HOUSING IN TOKYO” aims to explore the tangible and intangible commons inside certain typologies of residential buildings in Tokyo. It was divided into six chapters.

Chapter 1 [Introduction], explores the rise of sharing economy and the consequential residential lifestyles that added a new type of commons in the city; as people share physical spaces as resources, but the hidden layer of their interrelations and membership towards the community is changing. Apartment buildings and students’ housing were selected as objects of the study, where the degree of membership, architectural program, and management could be different, yet they represent similar experimental platforms for examining the domestic commons in different types of communities and contexts. The aim was clarified which is to create a comprehensive theoretical and practical framework for exploring and diagnosing the effect of certain outer and inner factors on the shared residential satisfaction inside buildings. The used methods include the selection of case studies in relation to a specific phenomenon, direct observations, surveys, and statistical analyses.

Chapter 2 [Apartments Buildings and Short-term Rentals in Tokyo], investigates the sense of community through articulating the Intangible commons. In the first part, the general trends of Short-term rentals (STR) in Tokyo were studied. The statistical analysis showed that there is a potential effect on the long-term rental market as STR can be removed from the long-term rentals, and this could lead to an increase in rents through the demand and supply rules.

In the second part, the building itself was considered as a micro-community, and the Intangible commons construct was coined and discussed as in-buildings hidden resources. Four dimensions were suggested to measure the sense of community in apartment buildings with STR neighbors as follows: 1) Identification and membership, 2) Fulfillment of needs, 3) Emotional security, and 4) Interaction. These dimensions were applied into a survey to residents of apartment buildings in the congested areas by STR. Results showed that residents living in buildings with small numbers of apartments (12 or less) are socially coherent and are more prone to being affected by the potential presence of STR -through the violation of the intangible commons- than residents in larger buildings (20 or more apartments). Similarly, residents in buildings where apartments are arranged as a cluster type had an enhanced sense of community within the building than residents in corridor type.

Chapter 3 [Satisfaction in Students’ Housing], assesses residential satisfaction in students’ dorms from both the tangible and intangible environments of living by introducing “Sense of Satisfaction index”. Eleven

dorms at Tokyo Tech were investigated through 178 students by evaluating their residential life in detail via a questionnaire survey. The evaluation index included four factors related to the tangible environment: 1) Health and Supply, 2) Living Quality, 3) Services and Security, 4) Location and Convenience; and two factors related to the intangible environment: 5) Membership and Interaction, and 6) Neighborhood. There was a noticeable statistical difference in satisfaction levels between different configurational features like gender separation, room size, and type of shared amenities. Also, it was grasped that the initial spatial configurations such as the type of dorm, and the number of residents can affect the cumulative Membership and Interaction: Residents in corridor style dorms had better scores than apartment style. Also, residents in dorms that have 50-70 rooms per building had the optimum satisfaction score compared to other lower or higher scales. Similarly, dorms with 16-25 rooms per floor had better scores.

Chapter 4 [Third Places in Students' Housing], investigates the possible role of conventional common areas/facilities in dorms to serve as social gathering places for students within the framework of chapter 3. The coined construct "In-building third places" includes several characteristics (tangible and intangible) on which we can assess those common areas through their design and residents' behaviors. Accordingly, Circulations, Facilities, and Open spaces are diagnosed in five dorms in Tokyo by direct observation and interviewing their users, within the criterion of hybridity intended at the initial planning. Results showed that interactional behaviors of residents can be positively influenced by the adjacency of common areas. This action made by the architect is combining the functions and behaviors together, transforming utilitarian areas (like the kitchen and the corridor per example) to integral third places that could enhance interactions and sense of community inside the dorm.

Chapter 5 [Domestic Commons in Residential Buildings], synthesizes the results of the research. Domestic commons refer to the process of providing satisfactory residential setting through the intangible and tangible environments. Three conclusions were extracted through this thesis' chapters: "Violation vs. Enhancement": The Shared sense of community could be affected by the individual misuse of the intangible commons, also, the layers of intangible commons are distinguished by the residents when they are violated. Evaluating the collective behaviors and the impact of inner and outer factors on them can enhance the living experiences through the future design and management. "Initial vs. Cumulative": Initial planning decisions dealing with the size and number of inhabitants per building or floor and the provided facilities can affect the sense of community which is formed over time through the cumulative behaviors and interactions. "Conventional vs. Hybrid": The intentional hybridity of conventional common facilities could create meaningful in-building third places that allow residents to gather and enhance their collective social behaviors inside dorms.

Chapter 6 [Conclusions], gives final considerations and summary of each chapter, and the potential future research points.

備考：論文要旨は、和文 2000 字と英文 300 語を 1 部ずつ提出するか、もしくは英文 800 語を 1 部提出してください。

Note：Thesis Summary should be submitted in either a copy of 2000 Japanese Characters and 300 Words (English) or 1 copy of 800 Words (English).

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